Property Overview

WIXOM TOWN CENTER



NEW MIXED-USE DEVELOPMENT

31100 Old Wixom Road Wixom, Michigan



Focus.

Strategy.

Results.

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Property Summary

Property: 31100 Old Wixom Road, Wixom, MI 48393

Main Building: 1,200 – 4,100 SF – Retail

5,400 SF - Restaurant/W Patio

1200 - 9,500 SF - Office

Out Lot 1: 1,400 – 3,800 – Retail/W DRIVE THRU

Out Lot 2: 1,200 – 4,900 SF – Medical Office

3rd Floor: RESIDENTAL AVIALBLE – contact listing agent for more details

Asking Rate: Contact Listing Agent

NNN: TBD

Population: 37,288 (3 miles)
Med HH Inc.: \$65,106 (3 miles)

Traffic Count: 31,000 v. p. d. on Wixom Road

Comments:

This mixed-use development is located at the entrance of the city of Wixom, and is ideal for new construction retail, restaurant, medical, residential, and bank opportunity. The subject is conveniently located one mile north of the I-96/Wixom Road interchange, directly across the street of the 350,000 square foot Total Sports Complex that hosts year-round indoor soccer, lacrosse, baseball, softball, and football leagues, training and tournaments. regional and local trade area that draws from Wixom, Novi, South Lyon, Walled Lake, and Milford all use this corridor to access I-96. The site provides excellent visibility and easy access to 1-96 with multiple points of ingress/egress off Wixom Road and Old Wixom Road. Phase I, scheduled for Fall 2017 delivery, will include a multi-use retail, office, and residential building with outdoor seating. Phase II includes out-lot parcels available for ground lease or build-to-suit. The site boast close proximity to big box retail such as: Menard's, General RV, Meijer, Sam's Club, Target, and Home Depot. Additionally, Providence Hospital, Twelve Oaks Mall, and Catholic Central High School (1,080 students) are within minutes!

Listing Agents:

Michael Murphy
Extension 112
mmurphy@qerdorealty.com

Joel Karboske Extension 115

jkarboske@gerdorealty.com

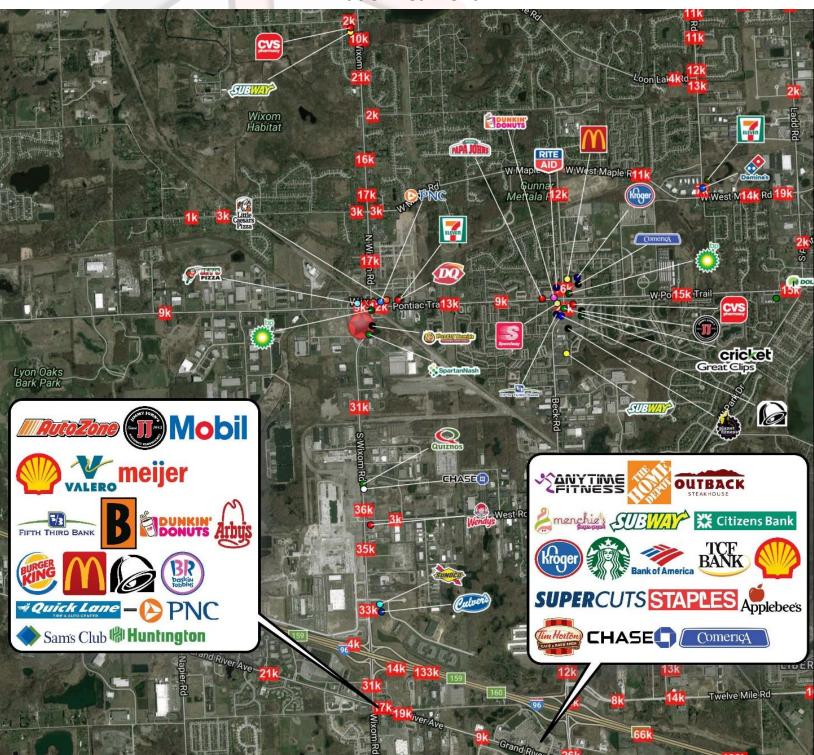
Gerdom Realty & Investment

44725 Grand River Avenue, Suite #102, Novi, MI 48375 Phone: 248.242.6766 Fax: 866.301.9543

www.gerdomrealty.com



Trade Area Aerial







Site Plan







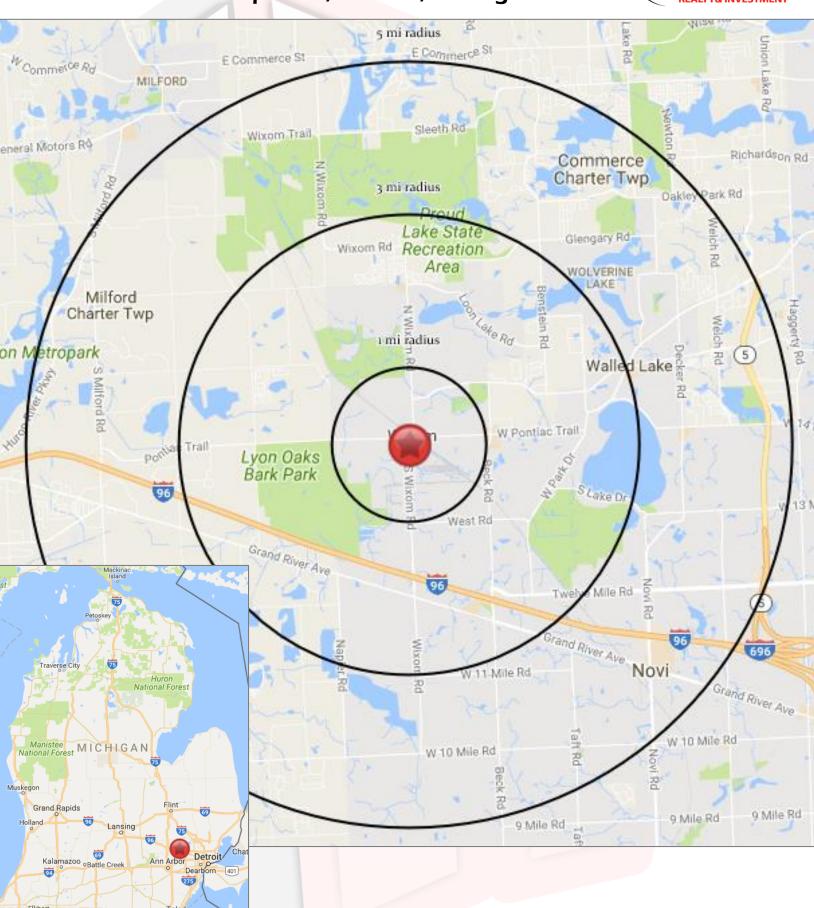
Photographs





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FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5228/-83.5371

	n: 42.5228/-83.5371			RF1
	0 Old Wixom Rd m, MI 48393-2424	1 mi radius	3 mi radius	5 mi radius
VVIXO		0.700	07.000	04.070
Z	2016 Estimated Population	6,786	37,288	91,076
POPULATION	2021 Projected Population	6,897	37,973	92,610
Ā	2010 Census Population	5,778	33,413	84,669
J.C	2000 Census Population	6,360	30,402	72,972
2	Projected Annual Growth 2016 to 2021 Historical Annual Growth 2000 to 2016	0.3% 0.4%	0.4% 1.4%	0.3% 1.6%
	2016 Estimated Households	3,570	16,401	37,650
HOUSEHOLDS	2021 Projected Households	3,715	17,067	39,129
	2010 Census Households	2,931	14,242	34,016
点	2000 Census Households	3,362	13,230	28,834
Sinc	Projected Annual Growth 2016 to 2021	0.8%	0.8%	0.8%
¥	Historical Annual Growth 2000 to 2016	0.4%	1.5%	34,016 28,834 0.8% 1.9% 12.2% 13.3% 12.6% 20.9% 22.8% 12.7% 5.4% 38.6 49.3% 50.7% 28.9% 53.2% 13.0% 4.9% 10.7% 9.0% 17.8% 12.3%
	2016 Est. Population Under 10 Years	12.0%	12.8%	12.2%
	2016 Est. Population 10 to 19 Years	10.4%	12.4%	13.3%
	2016 Est. Population 20 to 29 Years	24.3%	16.7%	12.6%
Щ	2016 Est. Population 30 to 44 Years	23.9%	22.9%	20.9%
AGE	2016 Est. Population 45 to 59 Years	17.8%	20.6%	22.8%
	2016 Est. Population 60 to 74 Years	8.5%	10.8%	12.7%
	2016 Est. Population 75 Years or Over	3.1%	3.7%	5.4%
	2016 Est. Median Age	30.9	34.7	38.6
MARITAL STATUS & GENDER	2016 Est. Male Population	50.9%	49.4%	49.3%
	2016 Est. Female Population	49.1%	50.6%	50.7%
SI	2016 Est. Never Married	55.7%	35.5%	28.9%
'AL GEI	2016 Est. Now Married	28.9%	44.6%	53.2%
RIT & (2016 Est. Separated or Divorced	13.0%	15.7%	13.0%
MA	2016 Est. Widowed	2.4%	4.3%	4.9%
INCOME	2016 Est. HH Income \$200,000 or More	2.7%	6.8%	10.7%
	2016 Est. HH Income \$150,000 to \$199,999	3.1%	6.4%	9.0%
	2016 Est. HH Income \$100,000 to \$149,999	7.7%	13.3%	17.8%
	2016 Est. HH Income \$75,000 to \$99,999	6.6%	11.2%	12.3%
	2016 Est. HH Income \$50,000 to \$74,999	12.8%	17.5%	17.1%
	2016 Est. HH Income \$35,000 to \$49,999	19.3%	15.5%	12.0%
	2016 Est. HH Income \$25,000 to \$34,999	14.4%	10.1%	7.9%
_	2016 Est. HH Income \$15,000 to \$24,999	16.4%	8.4%	6.3%
	2016 Est. HH Income Under \$15,000	17.0%	10.6%	7.0%
	2016 Est. Average Household Income	\$48,474	\$76,874	\$98,001
	2016 Est. Median Household Income	\$42,892	\$65,106	\$84,340
	2016 Est. Per Capita Income	\$25,505	\$33,817	\$40,526
	2016 Est. Total Businesses	665	1,820	4,657
	2016 Est. Total Employees	12,916	27,752	63,710

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Lat/Lon: 42.5228/-83.5371

	Old Wixom Rd	1 mi radius	3 mi radius	5 mi radius
V ixor	n, MI 48393-2424			
	2016 Est. White	64.6%	77.9%	79.9%
щ	2016 Est. Black	22.7%	9.7%	6.6%
RACE	2016 Est. Asian or Pacific Islander	6.0%	7.8%	10.19
т.	2016 Est. American Indian or Alaska Native	0.3%	0.3%	0.29
	2016 Est. Other Races	6.4%	4.2%	3.2
<u></u>	2016 Est. Hispanic Population	619	2,019	3,49
HISPANIC	2016 Est. Hispanic Population	9.1%	5.4%	3.8
2	2021 Proj. Hispanic Population	11.3%	6.7%	4.9
I	2010 Hispanic Population	8.4%	5.0%	3.4
	2016 Est. Adult Population (25 Years or Over)	4,447	24,924	62,23
er)	2016 Est. Elementary (Grade Level 0 to 8)	2.8%	1.7%	1.5
PIO	2016 Est. Some High School (Grade Level 9 to 11)	5.1%	5.0%	4.5
ō	2016 Est. High School Graduate	19.2%	22.5%	20.1
(Adults 25 or Older)	2016 Est. Some College	25.2%	22.9%	20.0
Inlts	2016 Est. Associate Degree Only	12.4%	9.9%	8.3
(A	2016 Est. Bachelor Degree Only	23.2%	23.6%	26.9
	2016 Est. Graduate Degree	12.2%	14.4%	18.7
9	2016 Est. Total Housing Units	3,664	16,887	38,89
SIS	2016 Est. Owner-Occupied	20.9%	54.6%	67.7
HOUSING	2016 Est. Renter-Occupied	76.6%	42.5%	29.1
	2016 Est. Vacant Housing	2.6%	2.9%	3.2
٦R	2010 Homes Built 2005 or later	4.1%	7.3%	20.0° 8.3° 26.9° 18.7° 38,89° 67.7° 29.1° 3.2° 8.2° 11.6° 23.0° 14.8° 16.4° 7.7° 8.8°
Y E/	2010 Homes Built 2000 to 2004	5.1%	9.4%	11.6
λ	2010 Homes Built 1990 to 1999	13.1%	21.9%	23.0
BUILI BY YEAR	2010 Homes Built 1980 to 1989	21.3%	17.2%	14.8
ק מ	2010 Homes Built 1970 to 1979	35.6%	21.1%	16.4
S	2010 Homes Built 1960 to 1969	8.2%	6.9%	7.7
OMES	2010 Homes Built 1950 to 1959	5.0%	7.2%	8.8
É	2010 Homes Built Before 1949	7.4%	9.0%	9.5
	2010 Home Value \$1,000,000 or More	0.4%	0.8%	9.5° 0.8°
	2010 Home Value \$500,000 to \$999,999	1.0%	2.5%	3.7
	2010 Home Value \$400,000 to \$499,999	2.0%	2.8%	3.9
o o	2010 Home Value \$300,000 to \$399,999	5.4%	7.3%	9.9
J.	2010 Home Value \$200,000 to \$299,999	23.1%	19.2%	20.7
ΥA	2010 Home Value \$150,000 to \$199,999	28.1%	17.0%	17.3
۸E	2010 Home Value \$100,000 to \$149,999	13.0%	14.0%	15.0
HOME VALUES	2010 Home Value \$50,000 to \$99,999	17.6%	14.9%	14.7
	2010 Home Value \$25,000 to \$49,999	6.6%	7.8%	5.6
	2010 Home Value Under \$25,000 2010 Median Home Value	2.8% \$155,423	13.9% \$137,893	8.4° \$169,34
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3110	O Old Wixom Rd	4	•	
Wixo	m, MI 48393-2424	1 mi radius	3 mi radius	5 mi radius
	2016 Est. Labor Population Age 16 Years or Over	5,559	29,668	72,449
щ	2016 Est. Civilian Employed	76.8%	70.9%	
280	2016 Est. Civilian Unemployed	3.1%		
LABOR FORCE	2016 Est. in Armed Forces			-
Ö	2016 Est. not in Labor Force	20.1%	25.8%	29.8%
Ā	2016 Labor Force Males	50.5%	48.8%	48.8%
_	2016 Labor Force Females	49.5%	51.2%	
	2010 Occupation: Population Age 16 Years or Over	3,287	17,091	41,307
	2010 Mgmt, Business, & Financial Operations	15.9%	15.8%	19.1%
-	2010 Professional, Related	17.1%	20.7%	23.4%
ō	2010 Service	21.1%	18.5%	15.6%
OCCUPATION	2010 Sales, Office	26.0%	27.4%	26.4%
Š	2010 Farming, Fishing, Forestry	0.5%	0.3%	0.2%
SC	2010 Construction, Extraction, Maintenance	4.3%	5.3%	5.1%
•	2010 Production, Transport, Material Moving	15.0%	12.0%	10.2%
	2010 White Collar Workers	59.1%	63.9%	69.0%
	2010 Blue Collar Workers	40.9%	36.1%	31.0%
z	2010 Drive to Work Alone	85.0%	87.7%	87.8%
TRANSPORTATION TO WORK	2010 Drive to Work in Carpool	7.8%	7.3%	6.4%
ΣĶ	2010 Travel to Work by Public Tr <mark>ansporta</mark> tion	0.2%	0.3%	0.3%
% S S	2010 Drive to Work on Motorcycle	-	0.1%	-
장인	2010 Walk or Bicycle to Work	2.6%	1.4%	1.1%
₹.	2010 Other Means	1.6%	0.8%	0.6%
Ĕ	2010 Work at Home	2.9%	2.4%	3.9%
ΨE	2010 Travel to Work in 14 Minutes or Less	25.2%	22.1%	20.6%
TRAVEL TIME	2010 Travel to Work in 15 to 29 Minutes	43.4%	37.9%	36.2%
ŒL	2010 Travel to Work in 30 to 59 Minutes	28.6%	35.3%	38.3%
₹	2010 Travel to Work in 60 Minutes or More	2.8%	4.6%	4.9%
T	2010 Average Travel Time to Work	20.6	24.1	25.6
	2016 Est. Total Household Expenditure	\$152 M	\$955 M	\$2.60 E \$91.5 M
Ä	2016 Est. Apparel	\$5.25 M	\$33.4 M	\$91.5 M
Ę.	2016 Est. Contributions, Gifts	\$9.67 M	\$67.4 M	\$196 N
Ē	2016 Est. Education, Reading	\$5.66 M	\$38.6 M	\$112 N
Ä	2016 Est. Entertainment	\$8.35 M		\$147 N
X	2016 Est. Food, Beverages, Tobacco	\$23.8 M	\$145 M	
2	2016 Est. Furnishings, Equipment	\$4.96 M		
CONSUMER EXPENDITURE	2016 Est. Health Care, Insurance	\$13.8 M		
	2016 Est. Household Operations, Shelter, Utilities	\$47.4 M		
8	2016 Est. Miscellaneous Expenses	\$2.31 M		
_	2016 Est. Personal Care	\$1.98 M		
	2016 Est. Transportation	\$28.6 M	\$179 M	\$481 M

Wixom Road & Old Wixom Road Mixed-Use Development, Wixom, Michigan Traffic Count Map



